

Built Environment

Floodplain Task Force Meeting

January 21, 2003

1. No Adverse Impact. No Adverse Impact is a concept that makes sense to adopt as a policy goal for the City of Lincoln.

Agree	I would agree if...	Disagree	Need more info
(8)	<p>(1) If “as measured by the engineering component, increased flood mitigation philosophy, erosion and sedimentation.” If Floodplain Managers Association language is used.</p> <p>(two members in the agree column also approved the above suggestion)</p> <p>(1) I am concerned about the cost of implementation.</p>		

2. Flexibility of New Floodplain Standards. Criteria for ‘grandfather’ exceptions for existing development should be established, flexibility regarding new stream crossing structures and other public infrastructure should be allowed, and consideration should be given to the use of a mitigation concept for flood storage where applicable.

Agree	I would agree if...	Disagree	Need more info
	<p>(2) Difficulty with wording: “Flexibility regarding...public infrastructure...” “could be tolerated in extreme circumstances</p> <p>(1) add “private” to “public”</p> <p>(5) change “allowed” to “discouraged”</p> <p>(2) use a sequencing approach: avoid, minimize, mitigate</p> <p>(1) place a strong emphasis on mitigation</p> <p>(1) change the statement into two sentences and use the word “could;” present a strong emphasis on mitigation</p> <p>(1) concerned about what “grandfather” means. Make it two sentences and a “must” not a “should”</p> <p>(1) “micro” vs. “macro” scale must be addressed</p>		

3. Surplus/Vacated Floodplain Property Policy. The City should continue a policy for maintaining flood storage on surplus/vacated property in the floodplain and continue to allow flexibility regarding the storage area.

Agree	I would agree if...	Disagree	Need more info
(3) (2 of these agreed with the other comments)	(3) if conservation storage easement is included (1) include an initial screening for waterway quality/ wildlife/values (1) don't encourage large retention cells that amount to big holes (1) there should be a "conservation" easement, rather than a "storage" easement (1) build practicality into the policy		

4. Floodplain Buyout Program. The City should have a proactive floodplain buyout program with dedicated funds, criteria for minimizing impacts to neighborhoods and historic districts, consideration given to the use of eminent domain, and strategies used to develop contiguous open space.

Agree	I would agree if...	Disagree	Need more info
(3)	(6) other government and public agencies should be included in the buyout opportunities (1) add "eminent domain" as a last resort		

5. No Net Rise/Compensatory Storage Standard. A No Net Rise and Compensatory Storage standard should be adopted.

Agree	I would agree if...	Disagree	Need more info
(7)	<p>(1) I wish there was better information; does compensatory storage mean hydrological equivalent?</p> <p>(1) this is the only reasonable approach at this time; need comprehensive format for calculation; should be a public/private partnership for determining a format for calculation.</p>	<p>(1)</p> <p>(1) (but can keep the storage standard statement)</p>	

6. Floodplain Development Fee. The City should charge a floodplain development fee.

Agree	I would agree if...	Disagree	Need more info
(8)	<p>There was general agreement that the statement must also articulate the proposed use of the funds that would be generated by fees, and how those fee rates would be set.</p> <p>(Funds used for mapping, buyouts, etc.)</p>	<p>(1)</p> <p>(1) Agree that fund use and fee guidelines must be articulated</p>	

7. Stream Buffers. The 'Minimum Flood Corridor' or other stream buffer standard should be applied within the FEMA-mapped floodplains and along smaller stream corridors that do not have a delineated floodplain, with some impacts allowed if mitigated.

Agree	I would agree if...	Disagree	Need more info
(6)	(1) mitigation as a last resort (1) apply the standard from the tributary to the mouth, but a "reasonability" standard is needed	(1) could there be a way to create storage upstream?	(1)

8. Best Management Practices. Special 'Best Management Practices' such as swales, water quality wetlands, retention cells, etc. should be required in floodplain areas.

Agree	I would agree if...	Disagree	Need more info
(4)	(6) if the statement were divided by industrial/commercial use and residential use, and if uniformly applied		

9. Salt Creek Flood Storage Areas. Specific flood storage areas identified in the City of Lincoln Flood Insurance Study for Salt Creek should be reflected in the ordinance.

Agree	I would agree if...	Disagree	Need more info
(6)	(2) unsure what is reflected in the ordinance; should be a Comp Plan goal; if we can do it and plan accelerated studies; if Nicole explanations hold		(2)

10. Building Construction Standards. Buildings should be protected to an elevation greater than 1 foot above the 100-year flood elevation and the City's substantial improvement threshold should be applied on a cumulative basis.

Agree	I would agree if...	Disagree	Need more info
(4)	(2) would agree with first half, but would need to add flexibility into the second half about substantial improvement (1) would agree if the elevation standard was 1.5 feet	(1) unless there was flexibility added (1)	

11. Cluster Development.

There should be additional incentives for cluster development in the floodplain.

Agree	I would agree if...	Disagree	Need more info
(1)	<p>(6) clarify language so that the intent is "to reduce impacts;" recognize that we are talking about today's standards; clarify clusters out of the floodplain if both are on same property</p> <p>(1) add incentives to offset cost at a 1:1 ratio</p>		(1)

12. Best Available Study Information.

- a. Ties between the watershed master plans for the City of Lincoln should be strengthened in the zoning and subdivision ordinances and development proposals should be compatible;

Agree	I would agree if...	Disagree	Need more info
(7)	(1) if we have best information available		

12. Best Available Study Information.

- b. New floodplain standards should apply to the 100-year flood limits that are required to be shown with new subdivision proposals along smaller tributaries;

Agree	I would agree if...	Disagree	Need more info
(7)	(1) if stream buffer comments are considered		

12. Best Available Study Information.

- c. Standards should be based upon a “future conditions” floodplain when the information is available through master planning.

Agree	I would agree if...	Disagree	Need more info
(6)	<p>(2) accurate mapping is our upfront component</p> <p>The session ended with statements from Jim Cook and Kent Thompson suggesting the need for forums for open discussion between developers, policymakers and other concerned parties.</p>		